

PREPARED BY:

Jack W. Cooke, Jr., P. A.
1437 Old Square Road, Suite 106
Jackson, Mississippi 39211
(601) 981-1912

RETURN TO:

First American Title Insurance Co.
* 4780 I-55 North, Suite 400
Jackson, MS 39211
(601) 366-1222

GRANTOR ADDRESS:

Federal National Mortgage Association

14221 International Parkway Ste 100
Dallas, Texas 75254
Ph# 972-773-7551

GRANTEE ADDRESS:

Sina Rohani

Hans Dezfuli

5050 Rollingpine Cir.
Olive Branch, MS 38654
PH# 961 491-3227 N/A

*INDEXING INSTRUCTIONS: Pt of the Southeast Quarter of Section 34, Township 1 South, Range 6 West,
DeSoto County, Mississippi*

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned Federal National Mortgage Association does hereby sell, convey and specially warrant unto Sina Rohani and Hans Dezfuli, as joint tenants with full rights of survivorship and not as tenants in common, the land and property which is situated in the County of DeSoto, State of Mississippi, described as follows, to-wit:

Part of the Southeast Quarter of Section 34, Township 1 South, Range 6 West, described as Beginning at a point in the Sandridge Road, said point being the South line of Section 34, Township 1 South, Range 6 West, and being 1,341.15 feet West of the Southeast corner of said Section 34; thence with an old fence

and hedge North 10 degrees 22 minutes East, a distance of 179.2 feet to a point; North 85 degrees 23 minutes East, a distance of 132 feet to a point; thence South 4 degrees 37 minutes East, a distance of 173 feet to a point in the centerline of Sandridge Road; thence South 84 degrees 48 minutes West, a distance of 177.67 feet to the Point of Beginning being situated in Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi.

GRANTEE HEREIN SHALL BE prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$45,960.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount greater than \$45,960.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 25th day of February, 2010.



Federal National Mortgage Association

BY:

TITLE:

Chrissy Wilson

Assistant Secretary

STATE OF Texas:COUNTY OF Dallas:

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 24 day of February, 2010, within my jurisdiction, the within named, Chrissy Wilson, who acknowledged to me that he/she is Assistant Secretary of the within named, Federal National Mortgage Association, and that for and on behalf of the said corporation, and as its act and deed executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and the official seal of my office.

Deborah Doty
 NOTARY PUBLIC
 My Commission Expires: _____

